133.0	0007	0003.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,486,200 /	1,486,200
					USE VALUE:	1,486,200 /	1,486,200
					ASSESSED:	1,486,200 /	1,486,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
55		LOCKELAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DI NITTO CIVITA/TRUSTEE
Owner 2:	CIVITA DI NITTO TRUST
Owner 3:	
Street 1:	55 LOCKELAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DI NITTO CIVITA -
Owner 2:	LIFE ESTATE -
Street 1:	55 LOCKELAND AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,993 Sq. Ft. of land mainly classified as Two Family with a Multi-Conver Building built about 1933, having primarily Brick Veneer Exterior and 4791 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	8993.000	858,000	7,400	620,800	1,486,200
Total Card	0.206	858,000	7,400	620,800	1,486,200
Total Parcel	0.206	858,000	7,400	620,800	1,486,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 310.24 | /Parcel: 310.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	85794
GIS Ref	
GIS Ref	
Insp Date	01/20/18

!10400!

PREVIOUS ASSESSMENT

Parcel ID: 133.0-0007-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	858,000	7400	8,993.	620,800	1,486,200	1,486,200	Year End Roll	12/18/2019
2019	104	FV	668,900	7400	8,993.	655,300	1,331,600	1,331,600	Year End Roll	1/3/2019
2018	104	FV	667,300	6000	8,993.	482,900	1,156,200	1,156,200	Year End Roll	12/20/2017
2017	104	FV	626,100	6000	8,993.	462,200	1,094,300	1,094,300	Year End Roll	1/3/2017
2016	104	FV	626,100	6000	8,993.	427,700	1,059,800	1,059,800	Year End	1/4/2016
2015	104	FV	522,900	6000	8,993.	358,700	887,600	887,600	Year End Roll	12/11/2014
2014	104	FV	522,900	6000	8,993.	350,400	879,300	879,300	Year End Roll	12/16/2013
2013	104	FV	543,600	6000	8,993.	333,900	883,500	883,500		12/13/2012

PRINT

Date	Time
12/11/20	00:42:30

LAST REV

Date	Time
03/22/18	15:42:46
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10400

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DI NITTO CIVITA	1355-120		6/28/2008	Family	1	No	No		
DINITTO CIVITA	1211-69		9/17/1999	Convenience	1	No	No		N

USER DEFINED

Prior Id # 1:	85794
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/2/2018	121	Redo Kit	12,000	C				
9/19/2014	1222	Manual	5,180		9/19/2014			Remove and replace
4/25/2014	398	Re-Roof	5,700					

ACTIVITY INFORMATION

Date	Result	By	Name
1/20/2018	Inspected	BS	Barbara S
12/2/2017	MEAS&NOTICE	HS	Hanne S
6/16/2014	External Ins	PC	PHIL C
12/1/2008	Meas/Inspect	189	PATRIOT
12/16/1999	Inspected	264	PATRIOT
11/23/1999	Mailer Sent		
11/8/1999	Measured	264	PATRIOT
8/28/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		8993		Sq. Ft.	Site		0	90.	0.77	10									620,811						620,800	

Total AC/HA: 0.20645 | Total SF/SM: 8993 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 620,811 | Spl Credit | Total: 620,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	12 - Multi-Conver		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	8 - Brick Veneer		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BRICK		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1933	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:	1	Rating:	Average
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	160.00
Size Adj.:	0.94854987
Const Adj.:	1.02989697
Adj $ / SQ:	156.305
Other Features:	166179
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1054106
Depreciation:	196064
Depreciated Total:	858042

COMMENTS

OF= SINK IN BMT, SINK IN UAT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	6	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
2	6	3	
Totals			
2	12	6	

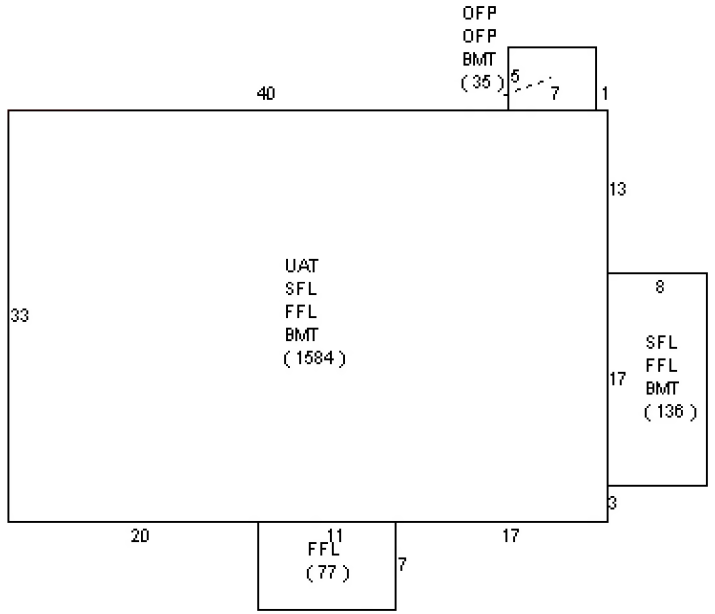
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	189.13
Special Features:	0	Val/Su Net:	149.53
Final Total:	858000	Val/Su SzAd	243.96

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,797	156.310	280,881
BMT	Basement	1,755	62.130	109,041
SFL	Second Floor	1,720	156.310	268,845
UAT	Upper Attic	396	109.410	43,328
OFP	Open Porch	70	41.270	2,889

Net Sketched Area:	5,738	Total:	704,984
Size Ad	3517	Gross Are	6926	FinArea	4791
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

133.0-0007-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	21X20	A	AV	1933	20.95	T	40	104			5,300			5,300
19	Patio	D	Y	1	20X40	A	AV	2014	2.72	T	5	104			2,100			2,100

More:	N	Total Yard Items:	7,400	Total Special Featues:		Total:	7,400